

Slide 1

BEST PRACTICES  
in plan implementation

Georgia  
Department of  
COMMUNITY AFFAIRS

2.28.2015 | Adriane Wood, DCA

---

---

---

---

---

---

---

Slide 2

In local planning...

**Best Practices** are **proven** tools and techniques that may be employed to successfully implement your local plan and achieve particular objectives.

---

---

---

---

---

---

---

Slide 3

<http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/BestPractices.c>



- Listed on the DCA webs
- Definitions
- Examples
- Search function by
  - Issue
  - Category
  - Index of BPs

---

---

---

---

---

---

---

Slide 4

## Categories of Best Practices

- Efficient Land Use
- Economic Prosperity
- Housing Options
- Local Preparedness
- Regional Cooperation
- Sense of Place
- Transportation Options
- Education Options
- Community Health
- Resource Management

Slide 5

How are they employed?

For instance, at Douglas County's Dog River Park

**Resource Management: Adopt Water Resources Protection, Stormwater Management and Part V Environmental Criteria**

- To better protect our natural resources and ensure our community has enough water now and in the future

**Economic Prosperity:** Develop local economic development strategy  
➤ To develop and promote tourism opportunities in our community

**Transportation Options:** Design and build bicycle facilities or trail network  
➤ To provide more bike paths and trails



Slide 6

## How BPs and Issues work together

## Plan Implementation Issues

- ♦ We'd like to use our comp plan better and more easily

- ✦ We'd like to develop a strategy for better maintaining our comp plan

□ Suggested BPs:

- ❑ Develop a plan that truly reflects your community
- ❑ Professional development for planning staff
- ❑ Review the comp plan at least annually to ensure it is useful and addresses the needs of the community
- ❑ Appoint a “plan champion” to monitor its use and see how well it is being followed
- ❑ Apply for DCA’s PlanFirst program

Slide 7

### How BPs and Issues work together

Plan Implementation Issues

- » We'd like to provide more community planning opportunities
- » We'd like to improve our community planning

Suggested BPs:

- Analyze local requirements and planning process to see what needs to be changed
- Evaluate ordinances for consistency with the comp plan
- Hold community-wide or small area meetings to ask the stakeholders what they want

---

---

---

---

---

---

---

Slide 8


### How BPs and Issues work together

Plan Implementation Issues

- » We need to improve our public facility capacity in order to attract new development
- » We'd like to create more jobs or economic opportunities in our community

Suggested BPs:

- Apply for grants to finance infrastructure improvements
- Create a Tax Allocation District (TAD) to pay for improvements to attract business
- Develop an economic development strategy as part of your comp plan
- Analyze existing local industry to determine need
- Develop a business incubator



---

---

---

---

---

---

---

Slide 9

### How BPs and Issues work together

Plan Implementation Issues

- » We'd like to promote development of housing with convenient access to major employers
- » We'd like to promote development of vacant sites or abandoned structures in our community

Suggested BPs:

- Analyze local commuting patterns and housing costs to determine if more housing options are needed
- Develop an infill development strategy with appropriate ordinances and guidelines
- Initiate code enforcement to improve the appearance of all, or parts of, the community through property maintenance

---

---

---

---

---

---

---

Slide 10


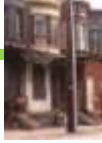
### How BPs and Issues work together

Plan Implementation Issues:

- » We'd like to improve the appearance of all, or parts of, our community
- » We need to promote revitalization of some parts of our community

Suggested BPs:

- Code enforcement to prevent blight
- Enact overlays to preserve and enhance attractiveness of particular districts of the community
- Develop design guidelines for specific areas of the community
- Adopt a manufactured housing ordinance or program
- Adopt a local historic preservation ordinance



---

---

---

---

---

---

---

---

Slide 11

### How BPs and Issues work together

We'd like to increase mix of uses (like corner groceries or drugstores) in certain neighborhoods

OR

We'd like to institute new zoning similar development regulations

- Evaluate ordinances for consistency with the comp plan
- Design for compatible higher density development in appropriate areas
- Implement form-based codes
- Utilize DCA's model code
- Undertake neighborhood or area plans to determine how the area should be redeveloped and public improvements needed

---

---

---

---

---

---

---

---

Slide 12


### How BPs and Issues work together

Plan Implementation Issues:

- » We'd like to increase the professional development of our staff
- » We'd like to streamline our local development review process

Suggested BPs:

- Evaluate ordinances for consistency, with the comprehensive plan and pertinent codes
- Coordinate and streamline the development permitting process for ease of use for developers as well as staff
- Enact impact fees for new developments
- Develop a comprehensive plan that is easily used and understood
- Send staff to available training



---

---

---

---

---

---

---

---

Slide 13

The diagram is titled "How BPs and Issues work together". It features a central box labeled "Plan Implementation Issues:" with two bullet points: "◦We'd like to coordinate with neighboring jurisdictions on shared needs" and "◦We'd like to create more jobs or economic opportunities in our community". To the right of this box is a list of "Suggested BPs:" with three items: "□Meet regularly with your regional commission", "□Take advantage of circuit rider services to multiple communities", and "□Join and participate in joint development authorities or oth development organizations". Below these is another item: "□Enter into agreements for inter-governmental sharing of resources". A large blue arrow points from the "Plan Implementation Issues" box towards the "Suggested BPs" list. The entire diagram is set against a background of horizontal wavy lines.

```
graph LR; A[Plan Implementation Issues:  
◦We'd like to coordinate with neighboring jurisdictions on shared needs  
◦We'd like to create more jobs or economic opportunities in our community] --> B[Suggested BPs:  
□Meet regularly with your regional commission  
□Take advantage of circuit rider services to multiple communities  
□Join and participate in joint development authorities or oth development organizations  
□Enter into agreements for inter-governmental sharing of resources];
```

How BPs and Issues work together

Plan Implementation Issues:

- We'd like to coordinate with neighboring jurisdictions on shared needs
- We'd like to create more jobs or economic opportunities in our community

Suggested BPs:

- Meet regularly with your regional commission
- Take advantage of circuit rider services to multiple communities
- Join and participate in joint development authorities or oth development organizations
- Enter into agreements for inter-governmental sharing of resources

Slide 14

How BPs and Issues work together

We'd like more affordable housing in our community

OR

We'd like to increase the mix of housing (by size, type, and price range) in certain neighborhood.

☐ Update codes to allow variety of uses and sizes within the community  
☐ Organize community housing partnerships  
☐ Participate in GA Initiative for Community Housing  
☐ Assemble vacant or under-utilized parcels for redevelopment  
☐ Code enforcement, again  
☐ Provide education and access to existing home loan assistance programs

Slide 15

## How BPs and Issues work together

Plan Implementation Issues:

- We need to promote revitalization of our downtown
- We need to promote revitalization of some parts of our community

□ Suggested BPs:

- Actively support and participate in programs that promote healthy business downtown
- Create a small-area or master plan for a specifically define district
- Develop design guidelines for specific areas of the community
- Develop brown and greyfield redevelopment programs
- Enact a code enforcement program

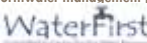
Slide 16

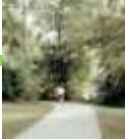
### How BPs and Issues work together

Plan Implementation Issues:

- ❖ We'd like to provide more management and protection of our historic, cultural and natural resources

Suggested BPs:

- ❑ Adopt and enforce the Part V Environmental ordinances
- ❑ Develop and implement a green space plan
- ❑ Develop and implement a stormwater management plan
- ❑ Work with DCA to become a 
- ❑ Provide incentives for rehabilitation of historic structures



---

---

---

---

---

---

---

Slide 17

### For more information.....

Adriane Wood  
Planning Outreach Coordinator  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

Mobile 478-319-0433  
[Adriane.Wood@dca.ga.gov](mailto:Adriane.Wood@dca.ga.gov)

---

---

---

---

---

---

---

Slide 18



Georgia<sup>®</sup>  
Department of COMMUNITY AFFAIRS

---

---

---

---

---

---

---